

SCALE: 1" = 50'

Curve No. 19  
Δ = 95°31'20"  
R = 12,790'  
T = 12,790'  
L = 25,55'  
CB = N.37°00'56"E  
CL = 25.54'

Curve No. 20  
Δ = 40°58'17"  
R = 12,790'  
T = 85,24'  
L = 166.57'  
CB = N.18°35'23"E  
CL = 167.63'

Curve No. 21  
Δ = 11°46'55"  
R = 12,790'  
T = 72,39'  
L = 154.22'  
CB = S.14°11'19"W  
CL = 153.95'

#### NOTES

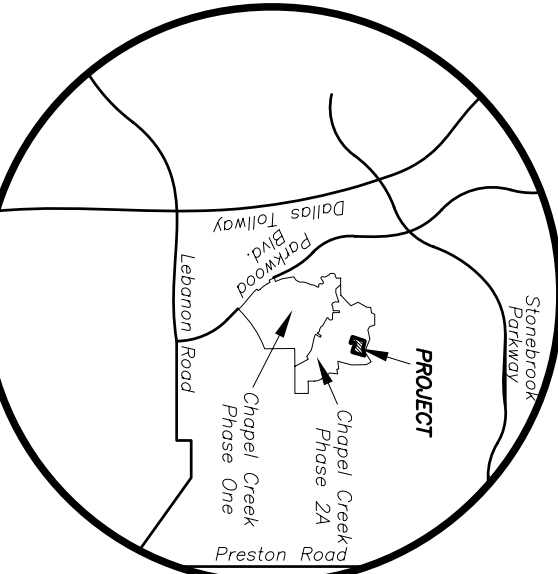
Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

All Open Space Areas are to be Owned and Maintained By The Home Owners Association.

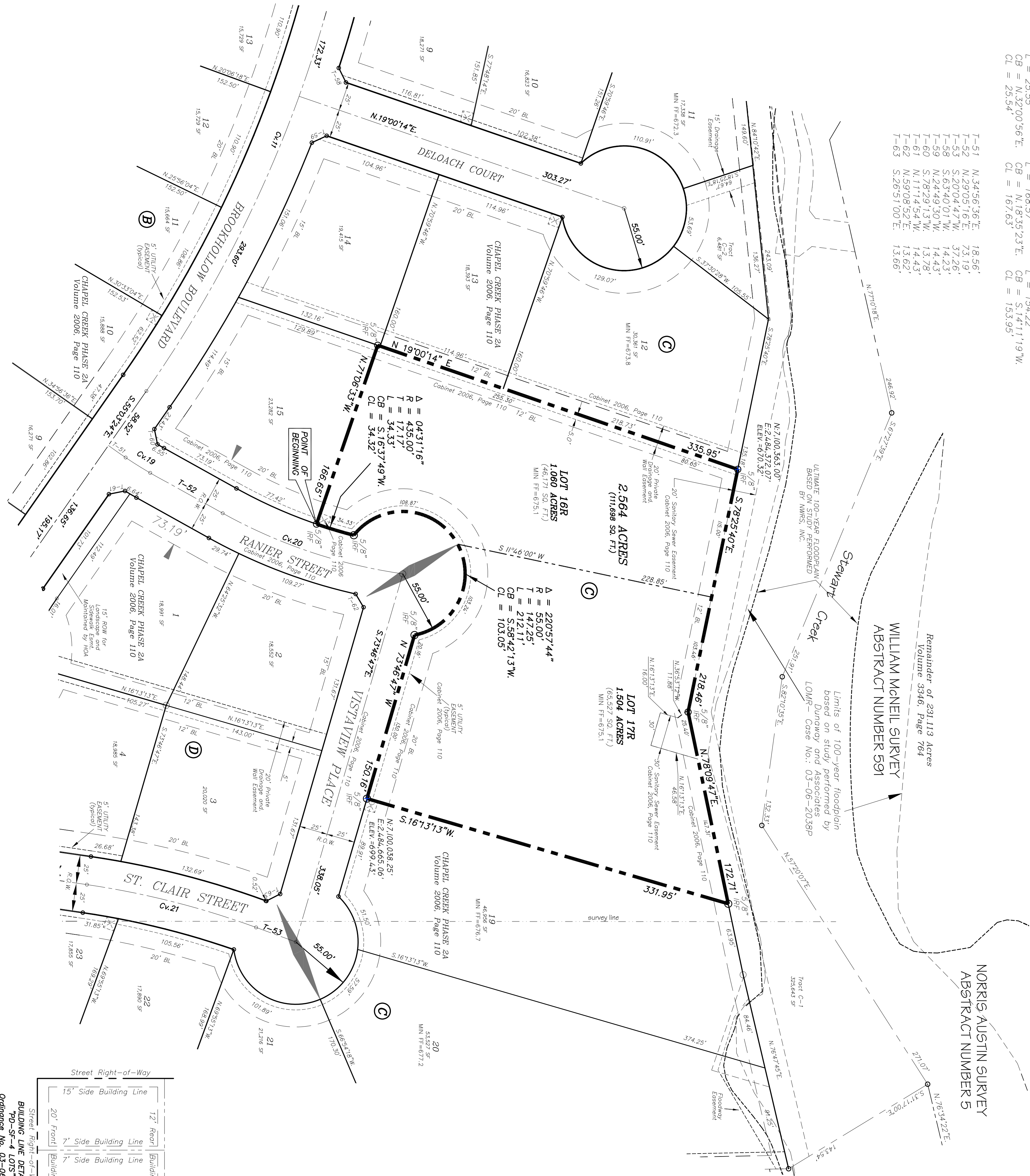
Lots abutting floodplain spoil have an ornamental fence along the rear lot line and is subject to City review and approval.

Private Drainage Easements to be maintained by the HOA.

According to the two flood studies referenced heron, the 100 year floodplain does not encroach on either of the 2 lots.



LOCATION MAP  
MAP-500 Page 455-R



#### OWNERS CERTIFICATE

##### STATE OF TEXAS

##### COUNTY OF COLLIN

WHEREAS, VIRGINIA B. KISSLING and JEFFREY D. KISSLING, & ROBERT WECHSLER own the corner of a 2.564 acre tract of land situated in the William McNeil Survey, Addendum Number 591 in the City of Frisco, Collin County, Texas and being all of lots 16 & 17, and 18, Block C of Chapel Creek Phase 2A, on addition to the City of Frisco according to the plat recorded in Volume 2006, Page 110 of the Plat Records of Collin County Texas (PBC) and being lot 16, Block C, No. 2006042500547090, lot 17, Block C, No. 2006042500547090, and lot 18, Block C, No. 2006042500547090, Dated the 14th day of April, 2006, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the most southerly corner of said lot 16 and being the northeast corner of lot 15, Block C of said Chapel Creek Phase 2A, and also being located in the west line of Ranier Street, a 50 foot wide right-of-way;

THENCE, departing the west line of said Ranier Street, NORTH 71°06'37" WEST, a distance of 166.45 feet to a 5/8 inch iron rod found for the west corner of said lot 16 and being the east line of lot 14, Block C of said Chapel Creek Phase 2A;

THENCE, along the east line of said lot 16, NORTH 19°00'41" EAST, passing at a distance of 255.30 feet to a 5/8 inch iron rod found for the northeast corner of said lot 17 and being the east corner of lot 12, Block C of said Chapel Creek Phase 2A, said point also being in the south line of Tract C-1 of said Chapel Creek Phase 2A;

THENCE, along the north line of said lot 17, SOUTH 78°29'40" EAST, a distance of 218.46 feet to a 5/8 inch iron rod found for corner;

THENCE, continuing along the north line of said lot 17, NORTH 78°09'47" EAST, passing at a distance of 25.40 feet, the north corner of said lots 17 and 18, continuing for a total distance of 172.71 feet to a 5/8 inch iron rod found for the northeast corner of said lot 18 and the north west corner of lot 19 of said Chapel Creek Phase 2A;

THENCE, along the east line of said lot 18, SOUTH 16°13'13" WEST, a distance of 331.95 feet to a 5/8 inch iron rod found for the southeast corner of said lot 18, continuing for a total distance of 150.16 feet to a 5/8 inch iron rod found for corner and being located in the north line of a cul-de-sac for Visionary Place and being at the beginning of a curve to the left having a radius of 55.00 feet and a chord bearing of SOUTH 58°42'3" WEST;

THENCE, along said cul-de-sac for a central angle of 220°57'44" for an arc length of 212.11 feet to a 5/8 inch iron rod found for the most easterly southeast corner of said lot 16 and being in the west line of said Ranier Street, said point also being at the beginning of a curve to the right having a radius of 435.00 feet and a chord bearing of SOUTH 16°39'49" WEST;

THENCE, along the west line of said Ranier Street through a central angle of 64°31'16" for an arc length of 34.33 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 111,669 square feet or 2.564 acre of land more or less.

##### Surveyor Certificate

Know All Men By These Presents:

That, Austin J. Bedford, do hereby certify that I prepared this plat and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision Regulations of the City of Frisco, Texas.

Dated the 25th day of April, 2009.

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
3001 N. Arroyo Road  
Rockwall, Texas 75087  
(972) 722-0225

Notary Block

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Austin J. Bedford, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2009.

Notary Public in and for the State of Texas

##### CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF FRISCO, TEXAS.

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

PLANNING DEPARTMENT

CITY ENGINEER

OWNER:

- o VIRGINIA B. KISSLING & JEFFREY D. KISSLING
- o LOT 16, 2006042500547090
- o 6661 RANIER ST. FRISCO, TEXAS 75034
- o 214-417-5232
- o ROBERT WECHSLER
- o LOT 17, 2006042500547090
- o C.C. NO. 2006042500547090
- o FRISCO, TEXAS 75034
- o 972-741-5235
- o ROBERT WECHSLER
- o LOT 18, 2006042500547090
- o C.C. NO. 2006042500547090
- o FRISCO, TEXAS 75034
- o 972-741-5235

ESMT	MIN. FT.	MAX. FT.
Eastment	10	15
Right-of-Way	10	15
Building Line	10	15
Iron Rod Found	10	15
Designated Direction House	10	15
Will Face	10	15

LEGEND

THE PURPOSE OF THIS REPLAT IS TO REMOVE THE LOT LINES BETWEEN LOTS 16, 17 & 18 AND CREATE THE LOCATION OF A NEW LOT LINE TO ESTABLISH TWO LOTS FOR 16R & 17R.

#### NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That VIRGINIA B. KISSLING and JEFFREY D. KISSLING, & ROBERT WECHSLER acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as CHAPEL CREEK PHASE 2A, BLOCK C, LOTS 16R & 17R, on addition to the City of Frisco, and does hereby dedicate to the public use forever the streets and alleys shown hereon. VIRGINIA B. KISSLING and JEFFREY D. KISSLING, & ROBERT WECHSLER do herein certify to the following:

- The streets and alleys are dedicated for street and alley purposes.
- All buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements may be placed in landscape easements if, or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair which also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, repairing, replacing, maintaining, reworking, or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2009

BY: Virginia B. Kissling

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Virginia B. Kissling, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2009

Notary Public in and for the State of Texas

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2009

BY: Jeffrey D. Kissling

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jeffrey D. Kissling, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2009

Notary Public in and for the State of Texas

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2009

BY: Robert Wechsler

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Robert Wechsler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2009

City Project #R209-0004  
2.564 ACRES  
(111,669 SQ. FT.)  
LOT SUMMARY  
REPLAT 16R & 17R  
Block C = 2 Lots

Block C developed to PD Ordinance No. 03-06-51

FINAL PLAT  
CHAPEL CREEK PHASE 2A, BLOCK C  
LOTS 16R AND 17R  
BEING A REPLAT OF  
CHAPEL CREEK PHASE 2A, BLOCK C, LOTS 16, 17, AND 18

WILLIAM MCNEIL SURVEY, ABSTRACT NO. 591

CITY OF FRISCO, COLLIN COUNTY, TEXAS

Scale: 1" = 50'

Date: March 23, 2009

Technician: M. Perry

Drawn By: M. Perry

Checked By: A.J. Bedford

P.C.: D. Cayer

File: 0224-REG-1

Lib: No. 544-02-09

Registered Professional Land Surveyors

Bedford Group, Inc.